

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON JULY 11, 2005  
(Approved July 18, 2005)

The Board of Supervisors held their regular monthly meeting on Monday, July 11, 2005. Present for the meeting were supervisors Robert Preston, W. Atlee Rinehart, John Doering, Jr. and Timothy Roland. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager. Mr. Preston called the meeting to order at 7:05 p.m. and the pledge was recited.

**1. MINUTES**

Minutes of June 20, 2005

Mr. Doering moved to approve minutes of the June 20, 2005 monthly meeting as presented. Mr. Roland seconded the motion. The motion carried unanimously.

Minutes of June 29, 2005

Mr. Doering moved to approve minutes of the June 29, 2005 special meeting as amended. Mr. Roland seconded the motion. The motion carried unanimously. Amendments being under subheading, Public Comments, in the third paragraph change '1069 E. Cedarville Road' to '2013 E. Cedarville Road', under subheading, Sewer System Additional EDU Letter, in the first paragraph note that existing residents are to be copied on the letter.

**2. PUBLIC COMMENTS**

Mr. Rinehart moved to approve Eagle Scout Project, presented by Jamie Koury of Troop 140, to replace the bridge on the nature trail. Mr. Doering seconded the motion. The motion carried unanimously.

Mrs. Frederick requested Mr. Lentz's response regarding the Walley et al tract and Township Manager noted no response has been received.

Mr. Robert Mento, Mrs. Vicki Kirsten and Mrs. Tami Muir of Blossom Lane inquired why their applications for driveway expansions have been denied. Mr. Preston noted the expansions affect stormwater and the Township Engineer would have to review revised stormwater calculations.

Mr. Mento noted a dead tree at Kulp and Ebelhare Roads. The Public Works Supervisor noted the resident has been sent a letter regarding removal of the tree.

Mr. Roland moved to authorize signature of the police contract. Mr. Preston seconded the motion. The motion carried unanimously.

**3. REPORTS**

Reports from Various Departments and Committees

Mr. Roland moved to approve reports from various departments and committees. Mr. Rinehart seconded the motion. The motion carried unanimously.

#### Fund Balances Report

Mr. Doering moved to approve the fund balance report. Mr. Rinehart seconded the motion. The motion carried unanimously.

#### Budget Summary Report

Mr. Doering moved to approve the budget summary report. Mr. Roland seconded the motion. The motion carried unanimously. Mr. Doering recommended the engineering non-reimbursables fees be reviewed in further detail.

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$20,482.89	\$570,087.35		\$590,570.24
Capital Reserve		\$21,011.61		\$21,011.61
Highway Aid	\$2,385.25	\$115,228.46		\$117,613.71
Sanitary Sewer	\$431.69	\$958.15		\$1,389.84
Traffic Impact Fee Fund	\$1,000.00	\$138,632.44		\$139,632.44
Police Safety	\$5,330.10			\$5,330.10
Water Users	\$6,844.40			\$6,844.40
<b>TOTAL</b>				<b>\$882,392.34</b>

#### **4. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Cingular Applicant: Cingular Pennsylvania, LLC

Mr. Doering moved to approve Resolution No. 2005-13 granting sketch plan approval for Cingular. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Blossom Meadows II Applicant: All County Partnership

Mr. Doering moved to approve Escrow Release No. 5 for Blossom Meadows II in the amount of \$35,925.06. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Woocrest Estates Applicant: The Nolen Group

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 2 for Woodcrest Estates. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Creekview Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 1 for Creekview for the amount of \$172,139.90. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 2 for Creekview. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Coventry Glen Applicant: Heritage Building Group

Mr. Roland moved to approve Escrow Release No. 3 for Coventry Glen for the amount of \$102,275.23. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Doering moved to approve Escrow Release No. 4 for Coventry Glen for the amount of \$328,352.85. Mr. Roland seconded the motion. The motion carried unanimously.

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 5 for Coventry Glen. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Ross Unruh, counsel for NV Homes, was present. Also present was a representative of NV Homes. There was a discussion and presentation by Mr. Unruh regarding the height of the buildings at Coventry Glen. The Morgan and Carnegie models were presented and fire suppression issues were discussed. Sprinkler system installation was discussed. Mr. Preston noted the Fire Company would need to be solicited for comment. It was recommended NV Homes send a letter to the Township addressing the issues involved and the proposed actions for discussion. The nature of the variance request has changed, involving only the Morgan and Carnegie models, and Mr. Unruh stated he would send a notice to the Zoning Hearing Board Solicitor affecting the content of the public notice.

Mr. Matt Arnoldy of Ryan Homes was present to discuss sewer connection materials. Mr. Dennis O'Neill of Manley Consultants provided an alternative design. Mr. O'Neill proposed the use of SDR-35 embedded in stone. Mr. Preston suggested sketch of the design be submitted to Township for review by the Township Engineer. Mr. Preston did not recommend glued joints be utilized.

Project: Orchard Ridge Applicant: High Associates, Inc.  
Mr. Rinehart moved to approve Escrow Release No. 4 for Orchard Ridge for the amount of \$620,314.56. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Tailored Turf Applicant: Jeffrey Kratz  
Mr. Roland moved to approve Escrow Release No. 1 for Tailored Turf for the amount of \$13,935.66. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Coventry Greene Applicant: Heritage Building Group  
Mr. Doering moved to approve Escrow Release No. 4 for Coventry Greene for the amount of \$31,822.14. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Coventry Ridge Applicant: Heritage Building Group  
Discussion regarding Hastings Lane public improvements transfer from construction performance to maintenance guarantee was tabled. The issue is to be referred to the Township Engineer.

Project: Heather Glen Applicant: Heritage Building Group

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 1 for Heather Glen. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: DiGiuseppe Subdivision Applicant: James DiGiuseppe

The granting of final plan approval has been tabled due to current code violations on the affected property.

Project: Yorgey Subdivision Applicant: Dorothy Yorgey

Mr. Doering moved to sign the planning waiver and non-building declaration for the Yorgey Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Coventry Self Storage Applicant: Ronald and Shirley Elliott

Mr. Rinehart moved to sign the planning waiver and non-building declaration for Coventry Self Storage. Mr. Doering seconded the motion. The motion carried unanimously.

The Board noted a letter received from Marvin Colona requesting the Township approach North Coventry for 150 EDUs for the Coventry Business Park subdivision. Mr. Rinehart moved to cite Mr. Colona for property violations. Mr. Doering seconded the motion. The motion carried unanimously. No action will be taken regarding the EDU request at this time.

## **5. OTHER BUSINESS**

## **6. DISCUSSION ITEMS**

Municipal Authority Inter-Municipal Agreement

Discussion of the North Coventry Authority letter concerning waste hauling was not necessary.

## **7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

A resident at 373 Ellis Woods Road wants to hook up to the sewer and sent a letter to the township stating such. Mr. Preston noted the substantial completion certification is needed prior to resident hook-ups.

Chief Theobald requested to purchase an Enrad system to be utilized for speeding enforcement. The cost for the system is approximately \$4,000.00. The Board recommended purchasing the budget and fit it into the budget.

Chief Theobald noted Old Schuylkill Road, Bethel Church Road and Baptist Church Road will be closed for the July 21, 2005 Parkerford walk.

## **8. ADJOURNMENT**

The monthly meeting adjourned at 9:30. An executive session was held to discuss litigation.

Respectfully submitted,

David K. Leinbach  
Township Secretary